



# City of Venice

401 West Venice Avenue  
Venice, FL 34285  
www.venicegov.com

## Meeting Minutes Historic and Architectural Preservation Board

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Thursday, May 14, 2026

9:00 AM

Council Chambers

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### I. Call to Order

Chair Beebe called the meeting to order at 9:00 a.m.

### II. Roll Call

**Present** 7 - Jon Steketee, Jean Trammell, Greg Watkins, Steven Green, Jon Barrick, Chair Mark Beebe and Helen K Moore

### Also Present

Council Liaison Jim Boldt, City Attorney Kelly Fernandez, Planning and Zoning Director Roger Clark, Historical Resources Manager Harry Klinkhamer, Senior Planner Nicole Tremblay, Planner Brittany Smith, and Recording Secretary Amanda Hawkins-Brown.

### III. Approval of Minutes

[26-0607](#) Minutes of the HAPB April 9, 2026 Meeting

A motion was made by Mr. Steketee, seconded by Vice Chair Trammell, that the minutes of the April 9, 2026 meeting be approved as written. The motion carried unanimously by voice vote.

### IV. Audience Participation

There was no one signed up to speak.

### V. Public Hearing

[PLAR26-001](#) 417 Nassau Street South - Design Alternative for a Fence Height  
[32](#) Exceeding 6 Feet

Staff: Brittany Smith, Planner  
Agent: Sam Hardie, AIA, Beebe Design Studio  
Owner/Applicant: Samuel and Anna Mclean Joynson

Chair Beebe announced this is a quasi-judicial hearing, and opened the public hearing.

City Attorney Fernandez questioned Board members concerning ex-parte communications and conflicts of interest. Chair Beebe

disclosed a conflict in interest that his son-in-law owns the design studio and recused himself from the hearing.

Vice Chair Trammell read the memorandum regarding advertisement.

Planner Smith, being duly sworn, presented design alternative request for an eight foot tall fence around the gate, the remainder of fence to be six feet eight inches, elevation, site plan, decision criteria, and answered Board question on how fence height is calculated.

Sam Hardie, Architect, being duly sworn, presented only the portion of the wall/fence around gate to be eight foot, a rendering, rest of fence will be six foot, interpretation of code, sitting within building setback, photos of historic design in area, and answered Board question on width of wall to left of gate.

There was no public comments.

Planner Smith stated the application material will need to be amended to reflect the six foot fencing.

Vice Chair Trammell closed the public hearing.

**A motion was made by Ms. Moore, seconded by Mr. Watkins, that based on the presentation, the Historic and Architectural Preservation Board moves to approve Application No. PLAR26-00132. The motion carried by the following roll call vote:**

**Yes:** 6 - Mr. Steketee, Vice Chair Trammell, Mr. Watkins, Mr. Green, Mr. Barrick and Ms. Moore

**Abstain:** 1 - Chair Beebe

[PLAR26-001](#) 205 Harbor Drive North - New Single Story Office Building for Catholic  
[13](#) Community Foundation of Southwest Florida  
Staff: Nicole Tremblay, AICP, Senior Planner  
Agent: John J. Holz, Plunkett Raysich Architects, LLP  
Owner/Applicant: Catholic Community Foundation of SW Florida Inc

Vice Chair Trammell returned the gavel to Chair Beebe.

Chair Beebe announced this is a quasi-judicial hearing, and opened the public hearing.

City Attorney Fernandez questioned Board members concerning ex-parte communications and conflicts of interest. There were none.

Chair Beebe read the memorandum regarding advertisement.

Senior Planner Tremblay, being duly sworn, presented location map,

general information, Certificate of Architectural Compliance request for a new building, non residential use, the Venice Historic Precedent (VHP) standards apply, aerial map, current structure not in VHP style, project description, pre-application hearing review, site photos, material details, VHP Compliance, decision criteria, and answered Board question on barrel tile metal roof compliance.

John Holz, Applicant, being duly sworn, presented the current building is not occupied, to be demolished, rendering, parking requirements met, stone on building, recommendation for additional window divisions not included, floor plan, lighting plan, roof plan, elevations, additional windows instead of previously recommended tile, renderings, bracket details, window glass details, limestone detail, stucco details, metal roofing sample, mullions, and answered Board questions on mechanical equipment location, screening plan, door material and color, cap details for stone material, color coverage percentages, parapet top design, and trim color.

There was no public comment.

Senior Planner Tremblay confirmed the Board's recommendations for clarification of door material, colors coverage percentages review, mechanical screening details needed, updated stucco finish note, and recommended to allow administrative approval.

Chair Beebe closed the public hearing.

**A motion was made by Mr. Barrick, seconded by Vice Chair Trammell, to approved PLAR26-00113 with the stipulations of 1) clarification of door material, 2) review of colors coverage percentages, 3) needed mechanical screening details, 4) note of the updated stucco finish, and to allow administrative approval of stipulations. The motion carried by the following roll call vote:**

**Yes:** 7 - Mr. Steketee, Vice Chair Trammell, Mr. Watkins, Mr. Green, Mr. Barrick, Chair Beebe and Ms. Moore

## VI. Presentation

### [26-0608](#)

Review And Comment On City of Venice Phase II Survey Of Edgewood and Seaboard Draft

Staff: Harry Klinkhamer, Historical Resources Manager

Historical Resources Manager Klinkhamer spoke on the draft copy of Edgewood and Seaboard survey report, having a presentation at the June meeting, and asked Board for any initial comments.

Discussion took place on 184 properties surveyed, and Edgewood's neighborhood history and maintenance.

Historical Resources Manager Klinkhamer continued on 143 newly

identified potential resources, 41 previously recorded resources, seven resources have been demolished, and answered Board question how survey impact plans for area, and consideration of Nolan plan. Planning and Zoning Director Clark spoke on Seaboard Master Plan consultant's intention to consider John Nolan plan, and the initial Seaboard technical plan.

**VII. Board Discussion**

Discussion took place on updates on past approvals.

**VIII. Staff Comments**

Historical Resources Manager Klinkhamer, Planning and Zoning Director Clark, and Senior Planner Temblay spoke on local register forum change in date to Thursday June 4, 2026, work on updating the color palette, there currently being no petitions for the next meeting, installation of the local historical register plaque at beach pavilion, and mural of historic Seaboard pictures.

**IX. Adjournment**

There being no further business to come before this Board, the meeting was adjourned at 10:19 a.m.

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Chair

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Recording Secretary